



Sinclair



232 Charnwood Road, Shepshed, Leicestershire, LE12 9NR

Offers Over £150,000

01509 600610 [sinclairstateagents.co.uk](http://sinclairstateagents.co.uk)

## Property at a glance

- Traditional Terraces House
- Spacious Three Storey Accommodation
- Some Refurbishment Required
- Three Bedrooms
- Main Bathroom plus En-suite
- No Upward Chain
- Council Tax Band: B
- Price: £150,000

## Overview

A traditional mid-terrace house offered to the market with no upward chain and providing spacious three storey accommodation including two separate reception rooms, rear lobby and a fitted galley kitchen. On the first floor there are two bedrooms and the main bathroom with a further staircase rising to the top floor with the loft room having a dormer window to rear and en-suite shower room. The house would benefit from some general and more cosmetic refurbishment, however benefits from the majority of uPVC double glazing, Worcester combination boiler, large garden to the rear requiring some landscaping and a gravel frontage with potential to create off-street parking similar to neighbouring properties.

## Location\*\*

Shepshed sits within the borough of Charnwood, is the second biggest settlement after the town of Loughborough and originally grew as a centre for the wool trade. Since the construction of the nearby M1, it has become a dormitory town for Loughborough, Leicester, Derby and Nottingham. Primary schools; Oxley, St Botolph's, Newcroft and St Winefride's. Secondary schools; Iveshead School and Shepshed High School. There are a number of sports teams including Shepshed Dynamo FC, Shepshed RFC and two cricket clubs. It is a well serviced town with an ASDA, Tesco Express, a number of local stores, restaurants/pubs and takeaways. Shepshed has excellent transport links located adjacent to junction 23 of the M1. Nearest Airport: East Midlands (7.4 miles). Nearest Train Station: Loughborough (5.5 miles) Nearest Town/City: Loughborough (5.3 miles)



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



232 Charnwood Road, Shepshed, Leicestershire, LE12 9NR

Sinclair



## Detailed Accommodation

uPVC opaque double glazed front door opening into the lounge.

### LOUNGE

12'2 x 11'4 (3.71m x 3.47m)

A front reception room having an open fireplace with tiled hearth and stone surround, double cupboards built either side of the chimney breast with one housing the gas meter. Laminate flooring, window to front, door through to an inner lobby with staircase rising to the first floor and further door to the dining room.

### DINING ROOM

14'5 x 12'3 (4.39m x 3.73m)

A second good size reception room having an under stairs storage cupboard, laminate flooring, window to rear, TV and phone point, gas fire in front of the chimney breast with a timber surround and a door through to a rear lobby.

### REAR LOBBY

6'6 x 5' (1.98m x 1.52m)

This rear lobby is positioned between the dining room and kitchen with laminate flooring, timber panel external door to the rear garden and opening through to the kitchen.

### KITCHEN

15'2 x 6'6 (4.62m x 1.98m)

Kitchen is currently fitted with a traditional range of oak fronted shaker style cabinets having wood effect worktops with a tiled surround and ceramic sink, built in electric eyelevel oven with warming drawer, gas hob with canopy extractor above and several further appliances spaces including plumbing for washing machine and dishwasher if required. Tiled floor, two windows to side and a Worcester gas central heating combi boiler.

### FIRST FLOOR LANDING

12'3 x 6' (inc stairs) (3.73m x 1.83m (inc stairs))

A central landing leads to two first floor bedrooms with a second turning staircase rising to the top floor.

### BEDROOM ONE

12'3 x 11'4 (3.73m x 3.45m)

A double bedroom having a window to front and coved ceiling.

### BEDROOM TWO

11'5 x 5'10 (3.48m x 1.78m)

A single bedroom having a window to rear.

### BATHROOM

11'5 x 6'1 (3.48m x 1.85m)

A large bathroom fitted with a three piece white suite with chrome fittings including a wash hand basin, WC and a panel bath with mixer tap hand held shower, tiled surround and electric shower over the bath with shower curtain. Vinyl flooring, opaque window to rear.

### SECOND FLOOR

### LOFT ROOM

12'9 (max) x 12'3 (3.89m (max) x 3.73m)

Located on the top floor within the roof space of the house is a loft room providing an L-shaped room with a larger dormer window to rear, low level door into the eaves, further door to the en-suite.

### EN-SUITE

11'3 x 4'7 (3.43m x 1.40m)

An en-suite shower room to the main bedroom fitted with a three piece white suite and chrome fittings including wash basin, WC and a shower with sliding enclosure and electric shower fitment. Laminate flooring, ceiling downlights and sky-light window to front.

### OUTSIDE

The house is set back from Charnwood Road with a gravel frontage enclosed by brick and blocked walled path leading up to the front door. On-street parking is available without restriction, neighbouring properties have converted their frontage by removing the front wall and dropping the kerb to create off-street parking within the frontage.

### REAR GARDEN

A shared access down the side and across the rear of the neighbouring property provides access to the rear garden where there is a paved yard outside the kitchen and a long rear garden in need of some landscaping with boundaries enclosed by timber panel fencing.



232 Charnwood Road, Shepshed, Leicestershire, LE12 9NR

Sinclair



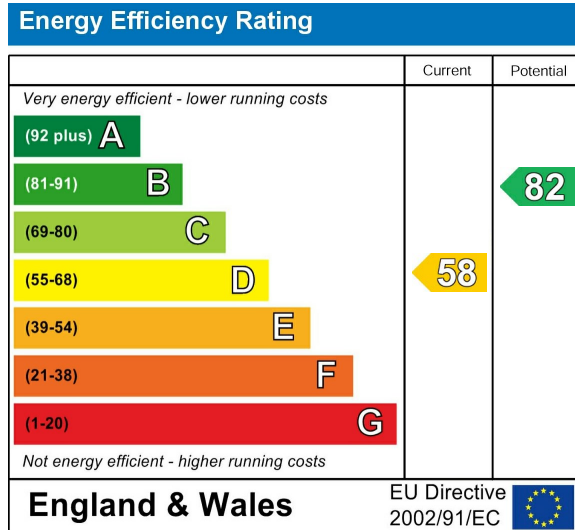
232 Charnwood Road, Shepshed, Leicestershire, LE12 9NR





232 Charnwood Road, Shepshed, Leicestershire, LE12 9NR





These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

#### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

#### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

#### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

#### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

#### Tenure

We are advised by the vendor(s) that the premises are Freehold

Special note to purchaser we have been advised by the vendors that the property was purchased as a three bedroom in relation to the loft conversion. We understand that the conversion would not comply with current building regulations. The result of survey would be down to the mortgage lender chosen.

# Sinclair

**Thinking of Selling?**  
For a free valuation of your property with no obligation  
call Sinclair on 01509 600610



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

**Sinclair**

9 Bullring, Shepshed, Leicestershire, LE12 9PX  
Tel: 01509 600610

Email: [shepshed@sinclairestateagents.co.uk](mailto:shepshed@sinclairestateagents.co.uk)